

HERITAGE COMMISSION

Draft Minutes

May 7, 2009

The Heritage Commission held its regular monthly meeting in the City Council Chambers at 37 Green Street, Concord, New Hampshire, on Thursday, May 7, 2009, at 4:30 p.m.

1. Call to Order and Seating of Alternates:

Chairperson Donovan called the meeting to order at 4:35 p.m.

Present at the meeting were Chairperson Philip Donovan, James McConaha, Marilyn Fraser, Bryant Tolles, Gerard Blanchette, Elizabeth Durfee Hengen, Dr. Douglas Black, and Robert V. Johnson II. Vice Chair Frederick Richards joined the meeting in progress at 4:40 p.m. City Planner Douglas Woodward and Administrative Specialist Donna Muir were also present.

Absent from the meeting was Carol Durgy Brooks.

Chairperson Donovan elevated the alternate members to full member status for the meeting.

2. Minutes of April 2, 2009:

The Commission considered the minutes of the April 2, 2009, Heritage Commission meeting. Mr. McConaha made a motion to accept the minutes as presented, and Ms. Fraser seconded the motion. Chairperson Donovan asked if there was any discussion regarding the minutes. The motion to accept the minutes of the April 2, 2009 meeting passed unanimously.

3. New Business:

Barn Preservation Easement – 233 Hopkinton Road

Sally Hatch, owner of the property, and Kathryn Temchack, Director of Real Estate Assessment were present.

Ms. Hatch provided an overview of the property stating that the house was built in 1775 and moved from its original location to Hopkinton Road, where the barn and ell were later added. Sally watched the rebroadcast of the Barn Survey Forum on CCTV and learned that her barn is a gabled barn. Beverly Thomas from the NH Preservation Alliance came to look at the property recently and confirmed that the barn was built in the 1850s after viewing the barn's features. Ms. Thomas also told Ms. Hatch that the little school house which sits on Hopkinton Road near her property was the oldest school building in Concord and was built in 1802.

Ms. Hatch purchased the house in 1999, and she is interested in the tax abatement, as there is work that needs to be done to preserve the barn. She said that the previous owner had completed some work on the structure, but there was more to be done. The list of maintenance items

includes shoring up the foundation; replacing some of the asphalt roof shingles or possibly replacing the entire roof; and painting two of the outside walls. Ms. Hatch said that she had painted two of the barn walls already and built a waterfall using the circular foundation of the silo as its base. The stones used for the waterfall along the side of the barn were gathered from around the property. She noted her interest in getting advice from a barn expert as to what maintenance should be done and to help her prioritize the necessary work.

Ms. Hatch reported that the property had been a large dairy farm and that the cow stanchions, the horse stalls, and the track for the hayfork are still evident in the barn. The original property was quite large and a good portion had been sold off long ago. St. Paul's School now owns much of the abutting land which was formerly part of the Hopkinton Road property. A number of years ago, Polly Perry, the former owner, retained Ms. Hengen as a consultant who created an inventory form which speaks of the agricultural history of the property. Ms. Hengen indicated that she would find a copy of the inventory form and provide it to Ms. Hatch.

Mr. McConaha commented on the pictures that were provided with the application package and asked about the aerial photo of the property. Ms. Hatch had received the photo from the former owner, but does not have the negative.

Ms. Temchack commented that Ms. Hatch did a great job of putting together the application package.

The Commission moved to the evaluation phase of the easement process. A rating sheet was provided to the Commission, who discussed each of the criteria for the preservation easement, and assigned points as follows:

Scenic Enjoyment	4 [considered exceptional]
Historical Importance	3 [presumed to be locally important]
Physical or Aesthetic Features	<u>3</u> [embodies qualities of mid-19 th century barn]
	10 = 75% exemption

It was agreed that there is a great deal of scenic enjoyment by those who pass by the property, and that historically, the barn is significant on the local level. Chairperson Donovan said that the barn is very visible from the road. Ms. Hatch reported that numerous people stop and ask if they can take pictures of the cupola.

The Commission suggested Ms. Hatch apply to the State Register of Historic Places, which focuses on structures having local prominence. Ms. Hengen explained the application process to her, and also suggested that the National Register may be another avenue for Ms. Hatch to look at, although the process is more cumbersome. Applying to the Heritage Commission for a historic sign was also suggested.

There was discussion as to whether it would be best to table this matter until the NH Division of Historical Resources made its determination of eligibility for the State Register, or to provide a recommendation to City Council stating the Commission's provisional approval pending the

State's determination. It was decided that the City Council would prefer to receive a recommendation instead of provisional approval.

Vice-Chairperson Richards made a motion to recommend the barn for a discretionary easement as the Heritage Commission believes that this historical barn provides exceptional scenic enjoyment, is of local historic importance, and embodies the physical and aesthetic qualities of an early to mid-19th century, New England barn. The structure is in exemplary condition and the Commission feels, in most respects, that the barn fully meets the spirit of the discretionary preservation easement, and recommends the barn for the full 75% exemption. Dr. Black seconded the motion. Chairperson Donovan asked if there was any further discussion regarding the motion. The motion passed unanimously.

[Ms. Hatch and Ms. Temchack left the meeting at 5:30 p.m.]

Commemorating James M. Langley:

Dr. Black received a telephone call from Mr. William Upton, who stated that he would have something ready regarding a commemoration to James M. Langley within the next few weeks. Dr. Black suggested that Mr. Upton be invited to share his ideas at the June Heritage Commission meeting. It was agreed that this item would be on the June agenda.

[Ms. Hengen and Dr. Black left the meeting at 5:35 p.m.]

NH Division of Historical Resources - Project Review Requests

*Route 3 – North State Street / Fisherville Road, Lake Street to Bog Road,
Roadway Improvements & Davis Square Monument*

The Davis Square monument, which sits in front of the Maple Grove Cemetery, needs to be moved to enable the City Engineering Division to complete its design work on the Route 3 - North State Street / Fisherville Road, Lake Street to Bog Road, Roadway Improvements. Ed Roberge, City Engineer, had asked that the Heritage Commission provide comments on this matter. The planned roadway improvements will reconfigure the intersection at Sewells Falls and Fisherville Roads and will necessitate the re-location of the monument, which currently sits outside the cemetery fence in the right-a-way of Sewells Falls Road. The Commission discussed that it may be possible to move the monument further back closer to the cemetery fence, but wasn't sure if that would impede access to the cemetery or to affect the road maintenance operations. It was suggested that the Commission be provided with a copy of the plans for the roadway improvements and that the Cemetery Division of the city's General Services Division be contacted prior to the Commission making a recommendation. Chairman Donovan stated he would like to see the "mileage sign" related to distances to other NH communities worked into the new roadway design.

The Commission asked about whether the watering troughs located on North State Street will be incorporated into the roadway improvements when the road work further south on North State Street was being completed. Mr. Woodward stated that the City Engineer was made aware of the

Heritage Commission's desire to have the watering troughs as part of the design. Mr. Woodward also suggested that Commission might make the NH Division of Historical Resources be aware of both the watering troughs and the Davis Square monument.

[Robert V. Johnson II left the meeting at 5:46 p.m.]

Cooperative Recycling Facility, Whitney Road

Mr. Woodward described the project and its location and explained that the Conservation Commission was reviewing the project. He stated that there are numerous permits needed on this project, including those for shoreland and wetlands protection. Vice-Chairperson Richards said it was unlikely that the area has not been disturbed with the construction for the Hannah Dustin Road and the completion of Interstate 93. Mr. Woodward stated that there was a good portion of the property that hadn't been disturbed. Ms. Fraser stated that the NH Division of Historical Resources is requiring that an archeological survey be completed. It was decided that the Commission would ask the Division of Historical Resources to keep the Commission informed of the results of the survey.

FAA Roadway and Maintenance Project

Mr. Woodward stated that the FAA is going to be improving the roadway on the Miskoe property, where an aviation beacon is located. The Commission expressed no particular concern with this project.

Proposed Demolition of Huntress and Lodge building on State Hospital Grounds

Vice-Chairperson Richards stated that the Demolition Review Subcommittee is working on hosting a public hearing to receive public comments regarding the demolition of these two properties. The Subcommittee will also ask the Concord Monitor to provide publicity regarding the hearings. Vice-Chairperson Richards explained that the Lodge building had severe mold problems and would more than likely be demolished. The Huntress House was built for Harriett Huntress, a former NH Assistant Commissioner for Public Education. The State then purchased the building. The Subcommittee is interested in saving this building because of its importance to the State's history.

Potential Demolition on Bradley Street

A demolition project for a house at 23 Bradley Street may be forthcoming in the near future, according to Vice-Chairperson Richards. The front part of the house was built between 1860 and 1870, and the back part of the house or ell is documented to have been built in 1798. This part of the building was formerly a hatter's shop which stood on Main Street where Rumford Arms is currently located. The building dates back to the Timothy Walker era. The Commission will be kept informed of this project.

4. *Old Business:*

Certified Local Government Grant

Mr. Woodward had prepared for Chairperson Donovan's signature a Report to Mayor and the City Council and a recommendation regarding the Heritage Commission's desire to apply for a Certified Local Government grant. He reminded the Commission that they had agreed to chose from among historical surveys that were listed in the Historical Resources Section of the Master Plan. Vice-Chairperson Richards stated that his and Ms. Hengen's idea was to apply for the grant to do a Determination of Eligibility for the National Register for all school properties located in Penacook and Concord. Vice-Chairperson Richards stated that he would write the grant, which is due in at the beginning of June and would email a copy to the Commission members.

Concord Steam Information Request

The Commission was directed by the NH Division of Historical Resources to submit a request to the US Army Corps of Engineers in order to be designated as a consulting party and receive additional information regarding the Army Corps of Engineers Permit Application for Concord Steam. The NHDHR further suggested that the Heritage Commission set up an appointment to review the files at the Division's offices on Pillsbury Street.

Isaac Hill Monument

Mr. McConaha stated that Perry Brothers Monuments was planning to move the monument to their business location this week to clean it up. He will take pictures of the monument for the Commission.

There was no further business or discussion. A motion was made and seconded to adjourn the meeting. The Chairman adjourned the meeting at 6:20 p.m.

A TRUE RECORD ATTEST:

Donna Muir
Administrative Specialist
Planning Division